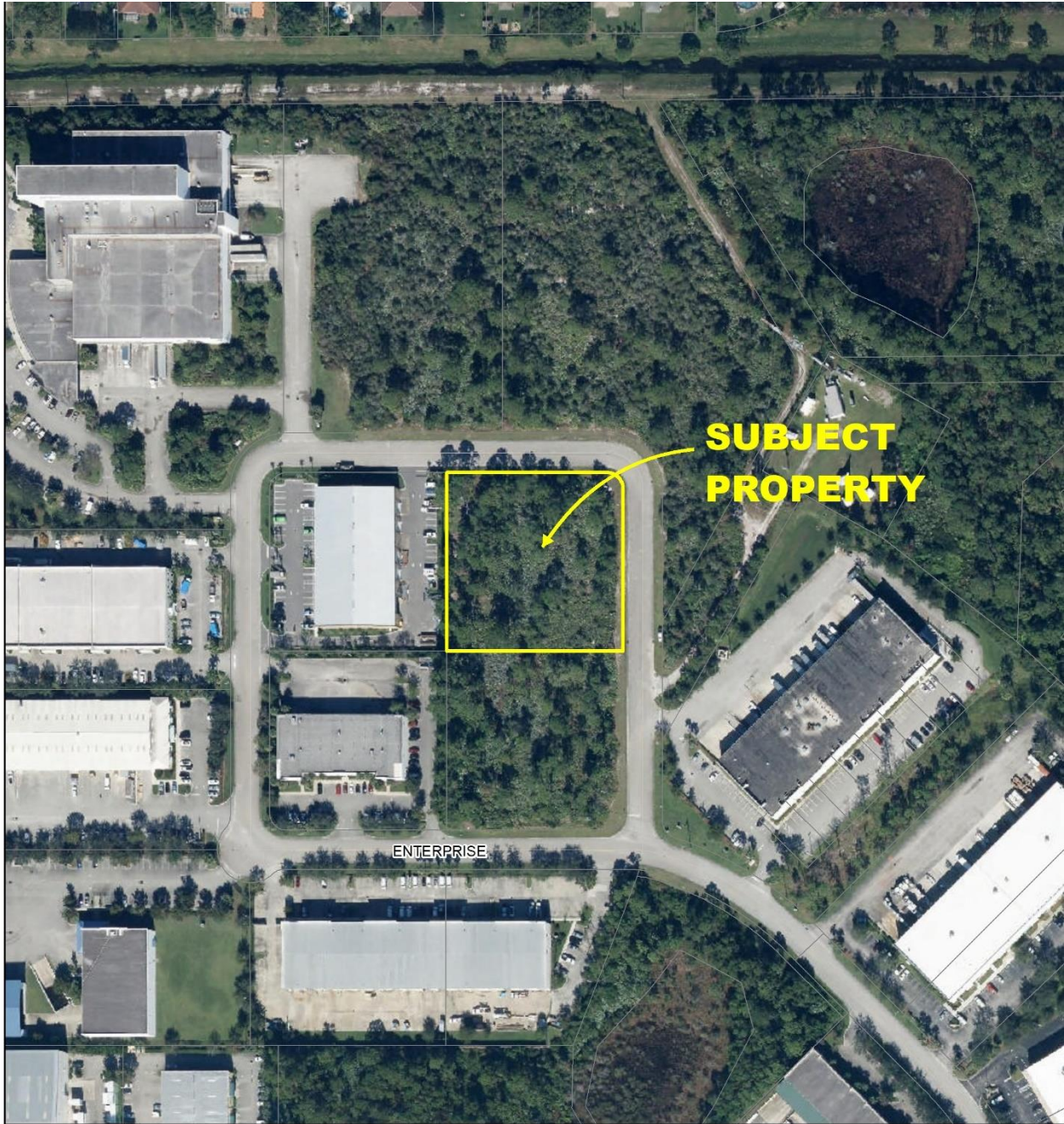




**SLW A Great Home  
Major Site Plan  
P20-199**



**Project Location Map**

**SUMMARY**

Applicant's Request:	Approval of one-story warehouse building in St. Lucie West Industrial Park
Applicant:	Abraham Chabab, Abraham Chabab, LLC
Property Owner:	Derrick Bailey, A Great Home LLC
Location:	Northwest of Peacock Blvd, east of I-95, and NW Enterprise Drive
Address:	NW Enterprise Drive
Project Planner:	Isai Chavez, Planner I

**Project Description**

The proposed project consists of a 1-story, 25, 320 square foot warehouse building with 3,200 square feet of office space.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the site plan at their meeting of January 13, 2021.

**Location and Site Information**

Parcel Number:	3323-947-0018-000-8
Property Size:	1.67 acres/72,845 sq. ft.
Legal Description:	ST LUCIE WEST PLAT #133 ST LUCIE WEST INDUSTRIAL PARK LOT 13
Future Land Use:	Light Industrial (LI)
Existing Zoning:	Warehouse-Industrial (WI)
Existing Use:	Vacant land

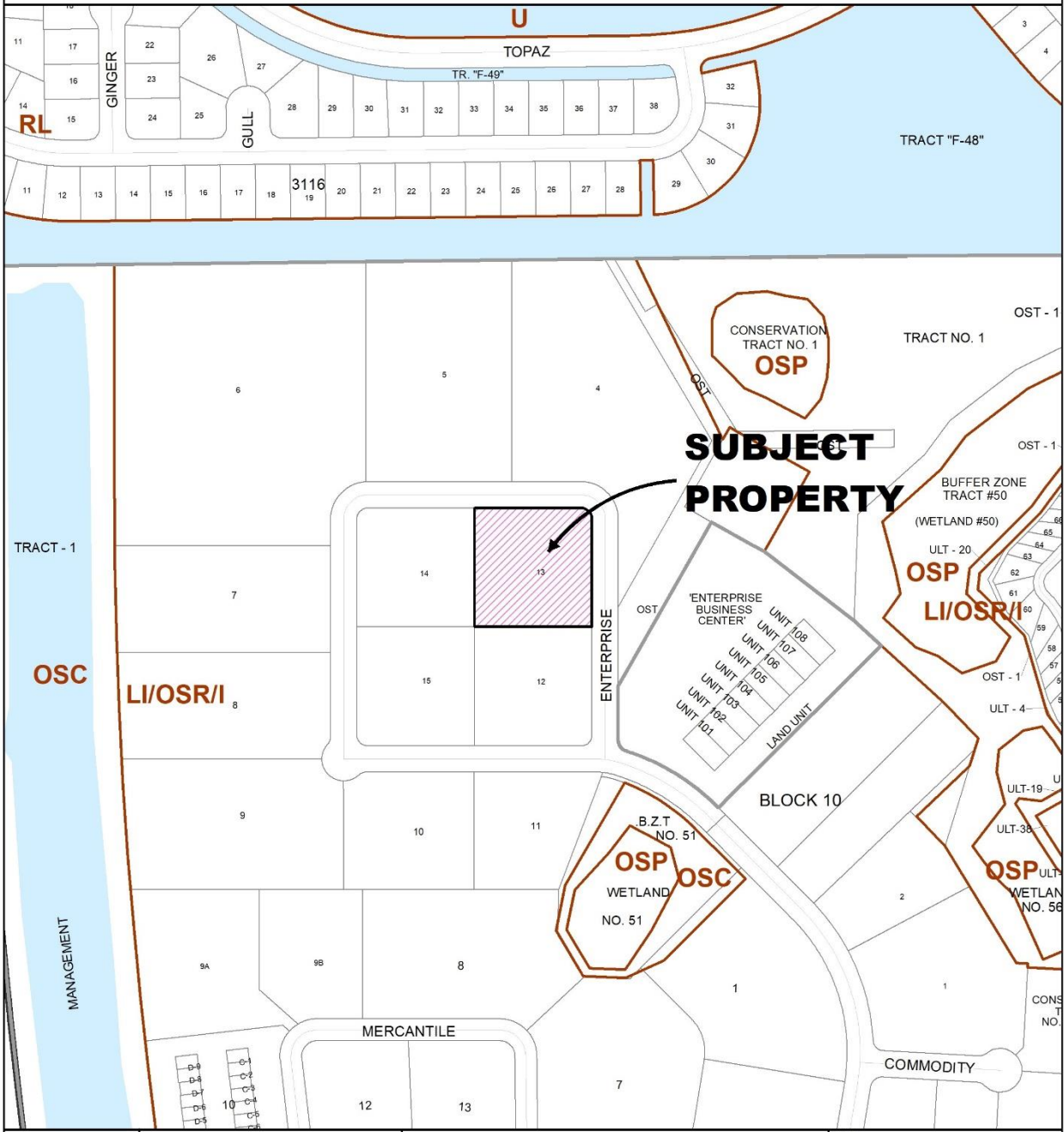
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	IN	LI	Vacant land
South	WI	LI	Vacant land
East	WI	LI	Warehouse/Office Building
West	IN	LI	Vacant land

IN=Industrial

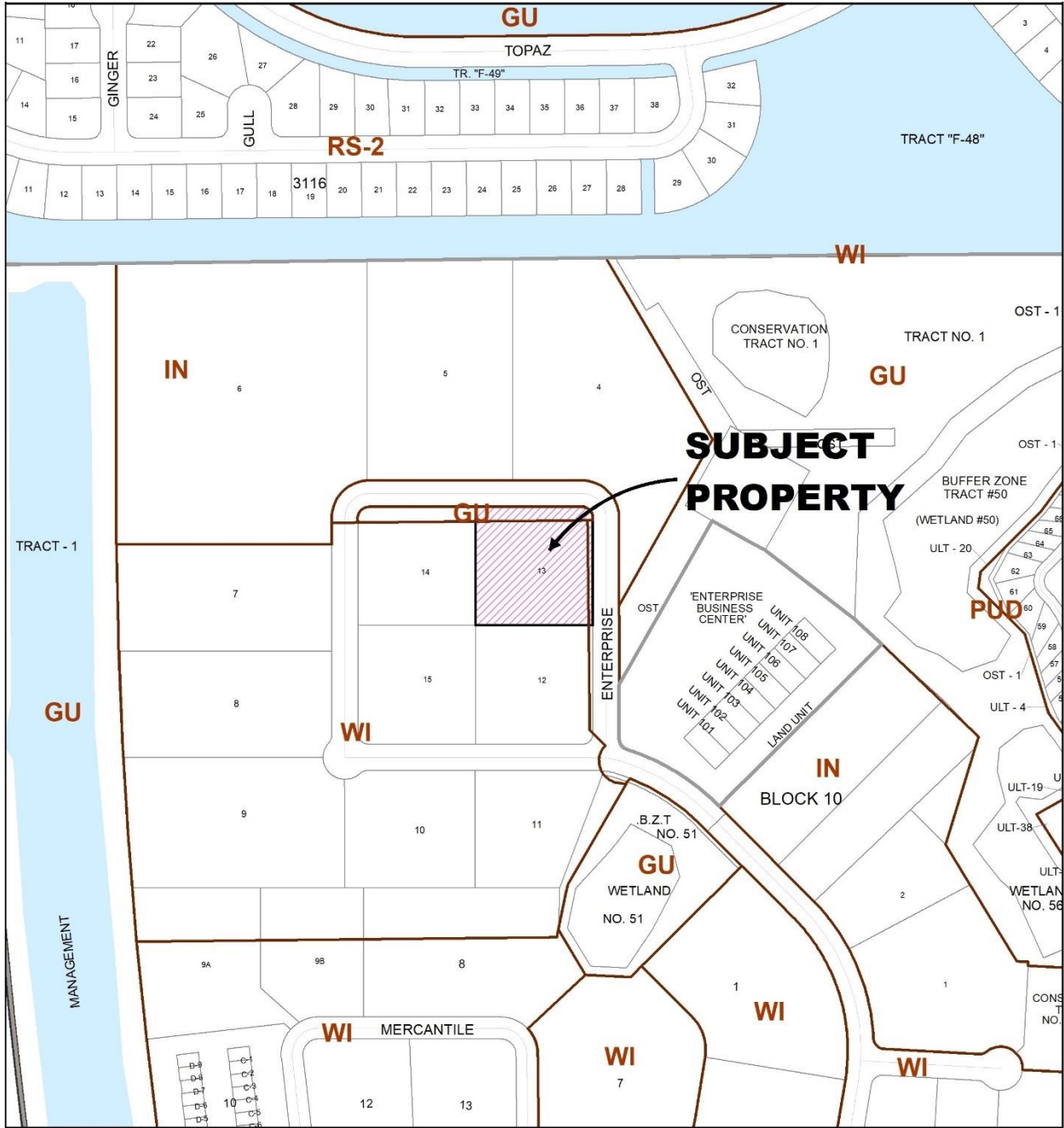
LI=Light Industrial

WI=Warehouse-Industrial



Future Land Use Map





Zoning Map

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed use of a warehouse building is compatible with the Warehouse-Industrial (WI) zoning designation.
<b>DUMPSTER ENCLOSURE</b>	Site plan depicts a 24X12 foot dumpster enclosure for general refuse and recyclable refuse.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	Applicant provided approval letter from the SLW Industrial Association.
<b>PARKING REQUIREMENTS</b>	Sixty parking spaces are required and sixty are proposed. Three handicap spaces are required and three are proposed.
<b>BUILDING HEIGHT</b>	Maximum building height allowed is 35 feet, height of proposed warehouse buildings is 30 feet.
<b>SETBACKS</b>	Proposed warehouse building meets setback requirements under Warehouse Industrial zoning designation.
<b>BUFFER</b>	The site plan depicts the required ten-foot perimeter landscape buffers.

**CONCURRENCY REVIEW:** The project is subject to the conditions of the St. Lucie West DRI development order regarding the provision of adequate public facilities and documented below:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	St. Lucie West Services District is the provider of services. The applicant must apply to the services district.
<b>TRANSPORTATION</b>	A traffic impact analysis was submitted and approved by the Public Works Department. See attached Public Works Traffic Memo.
<b>PARKS AND OPEN SPACE</b>	N/A
<b>STORMWATER</b>	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	N/A

### **NATURAL RESOURCE PROTECTION (Chapter 157)**

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

**Native Habitat/Tree Protection:** Per St. Lucie West Plat No. 133, St. Lucie West Industrial Park, 25 percent of the total lot area of each lot shall be preserved in native upland habitat. The applicant is not proposing any preservation on-site, therefore mitigation will be required for 0.63 acres per Section 157.06(E) of the City Code.

**Wildlife Protection:** A gopher tortoise survey is required prior to issuance of a clearing permit.

### **OTHER**

**Fire District:** The access location (external and internal) has been reviewed by the Fire District for safety purposes.

**Public Art (Chapter 162):** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

### **Related Projects**

P05-344 Enterprise Properties Major Site Plan- Proposed a 2-story, 22,084 square foot building with 4,368 square feet of office space. Site Plan was approved by City Council on January 9, 2006, but building was never built.

## **STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee recommended approval of the site plan at their meeting of January 13, 2021.

### **Planning and Zoning Board Action Options:**

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.